



1533 ST. PAUL AVENUE

Gurnee, Illinois

Unit: 6,600 Sq. Ft.

TERMS:

Base Rent:	\$7.95 Net
Escalation:	4% Per Year
Real Estate Taxes:	\$2.21 (2026 Est.)
CAM & Insurance:	\$0.92 (2026 Est.)

HIGHLIGHTS:

- Lower Lake County Taxes
- Easy access to I-294 and Route 41
- Includes T-8 High Efficiency Lighting

BUILDING DATA:

Ceiling Height:	17'
Utilities:	Gas / Electric
Power:	200 amps
Parking Spaces:	11 Spaces
Construction:	Masonry

SHIPPING:

Truck Docks:	1
Drive In Doors:	1

POSSESSION: October 31, 2026

Exclusive Leasing and Management Agents



VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

847.634.2300

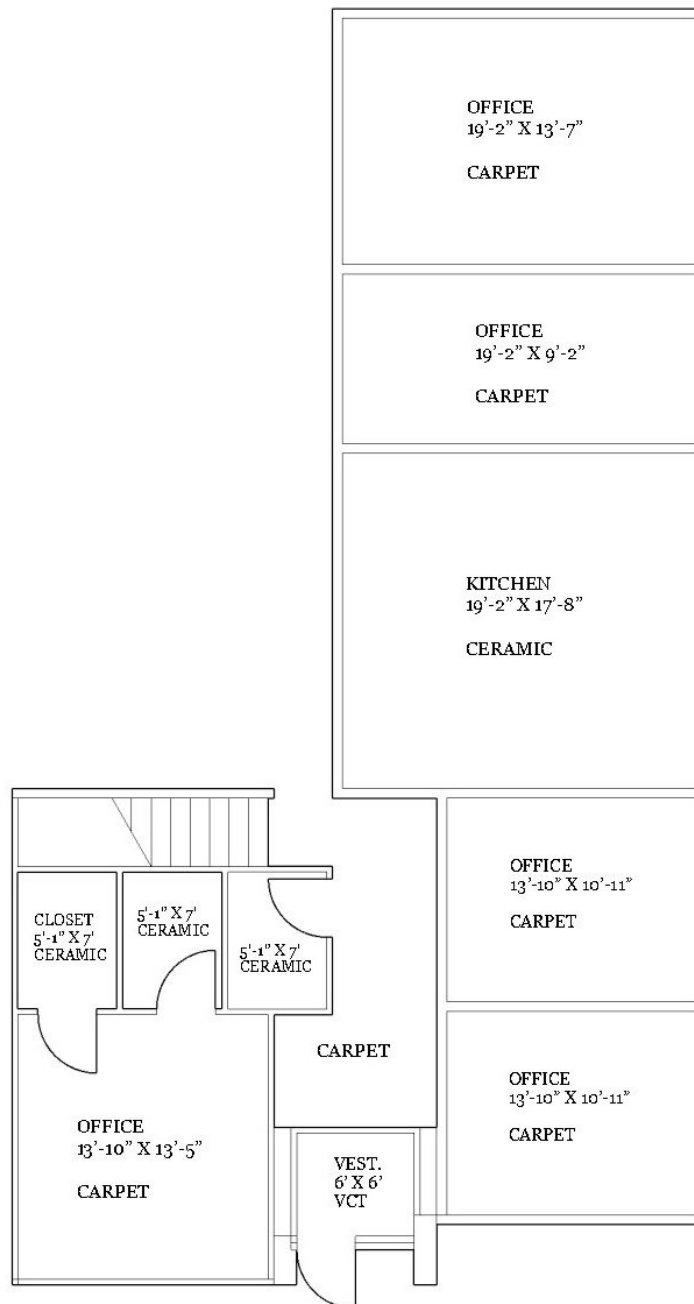
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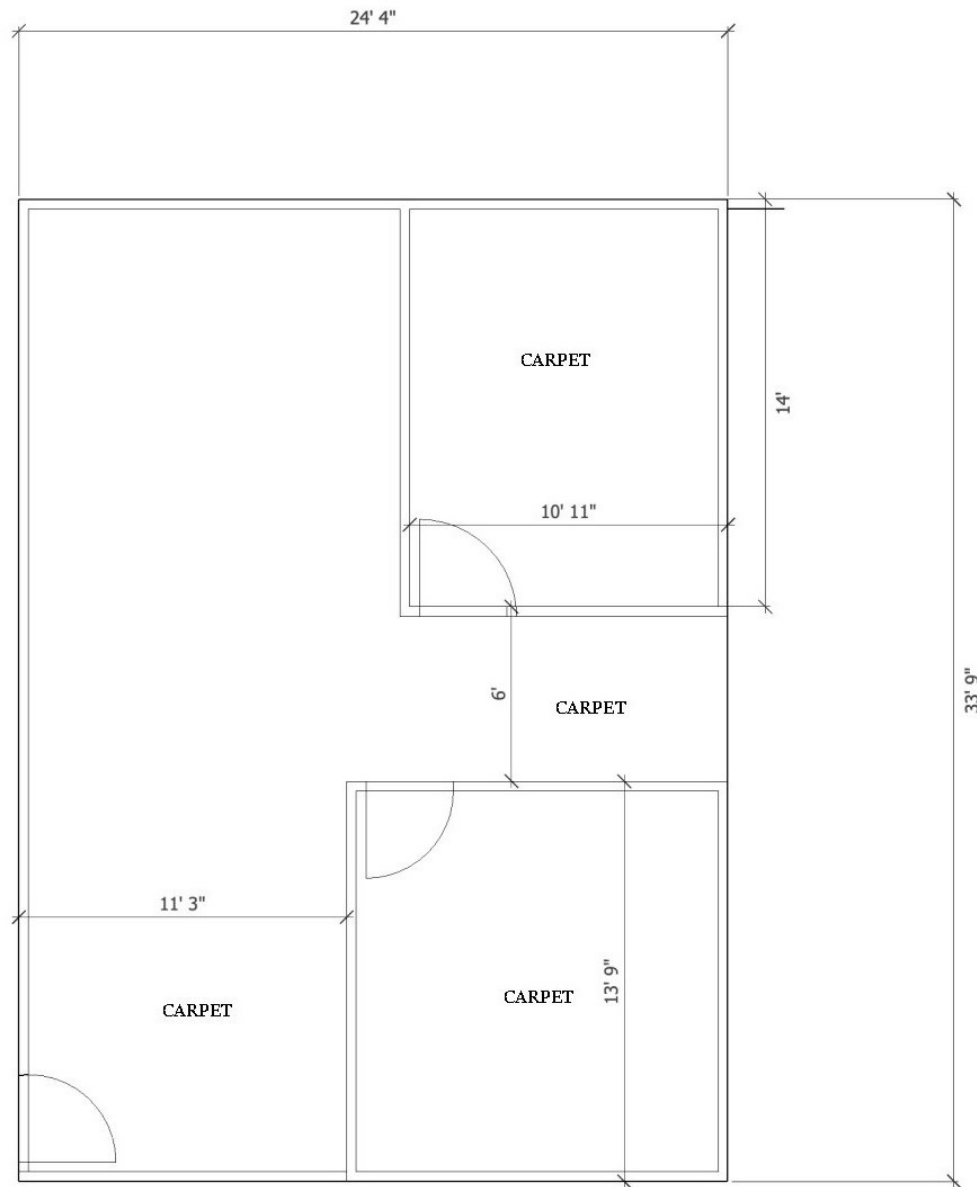
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